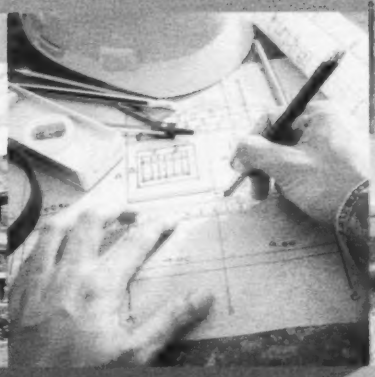
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kitchener-Cambridge-Waterloo and Guelph CMAs

Date Released: Third Quarter 2018



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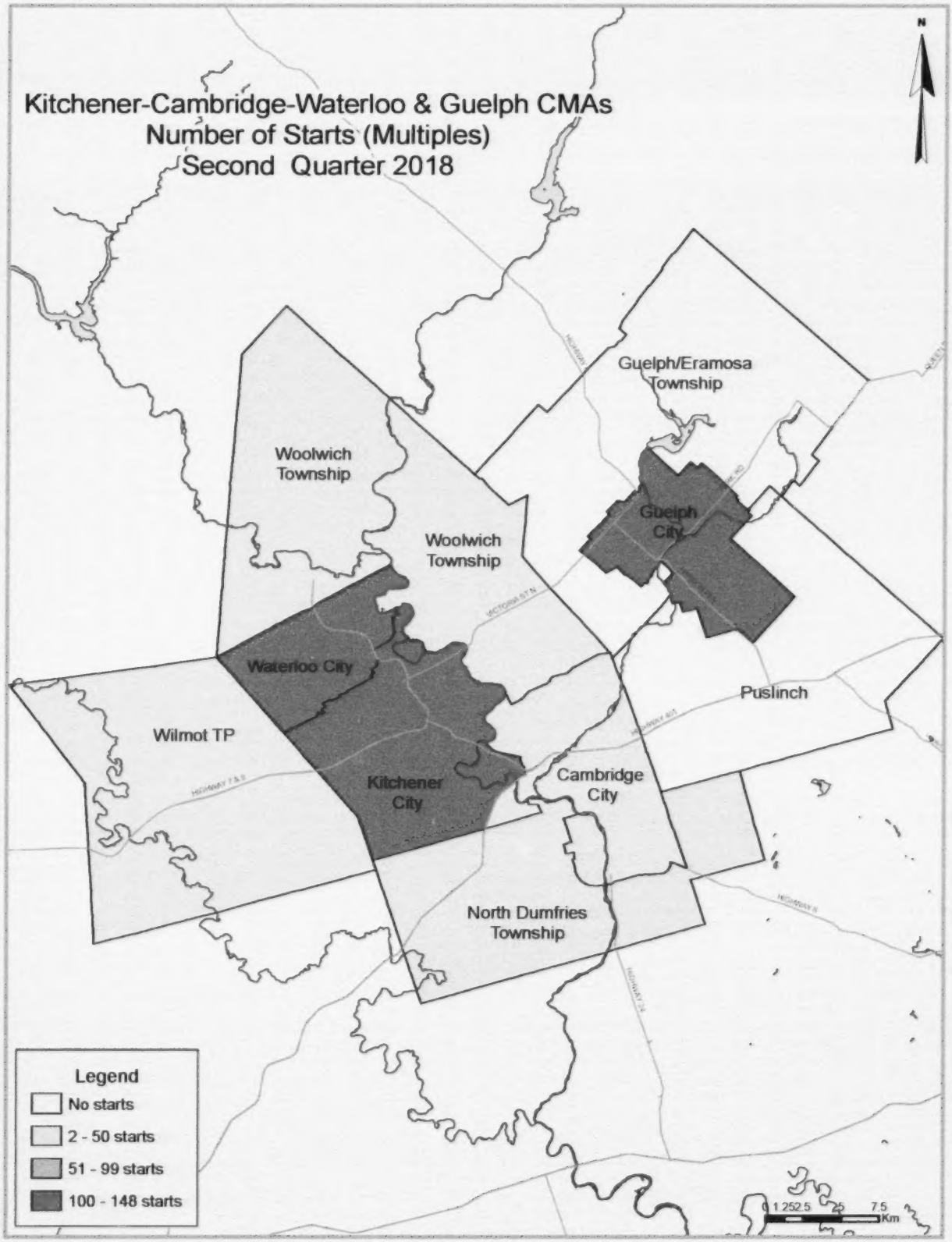
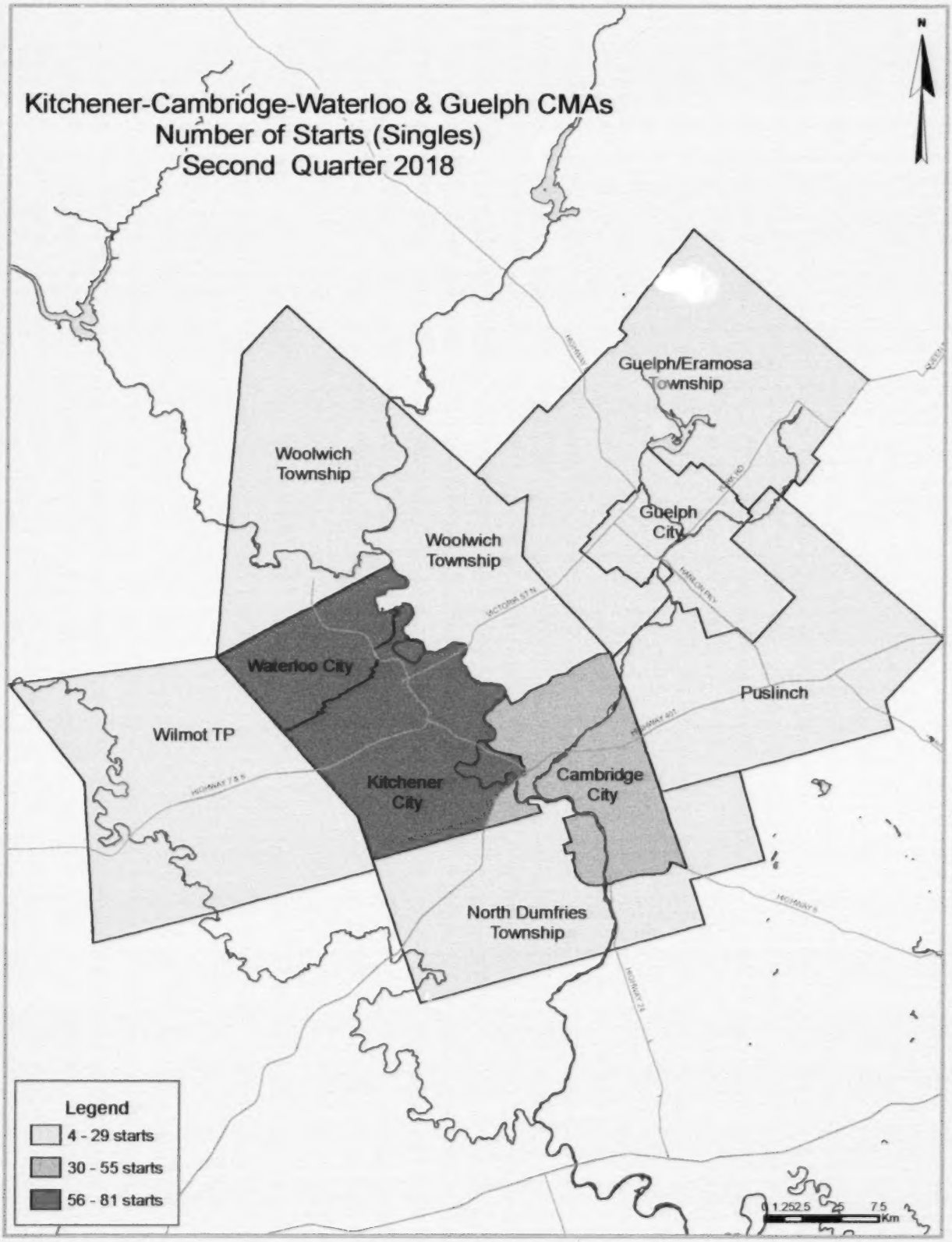
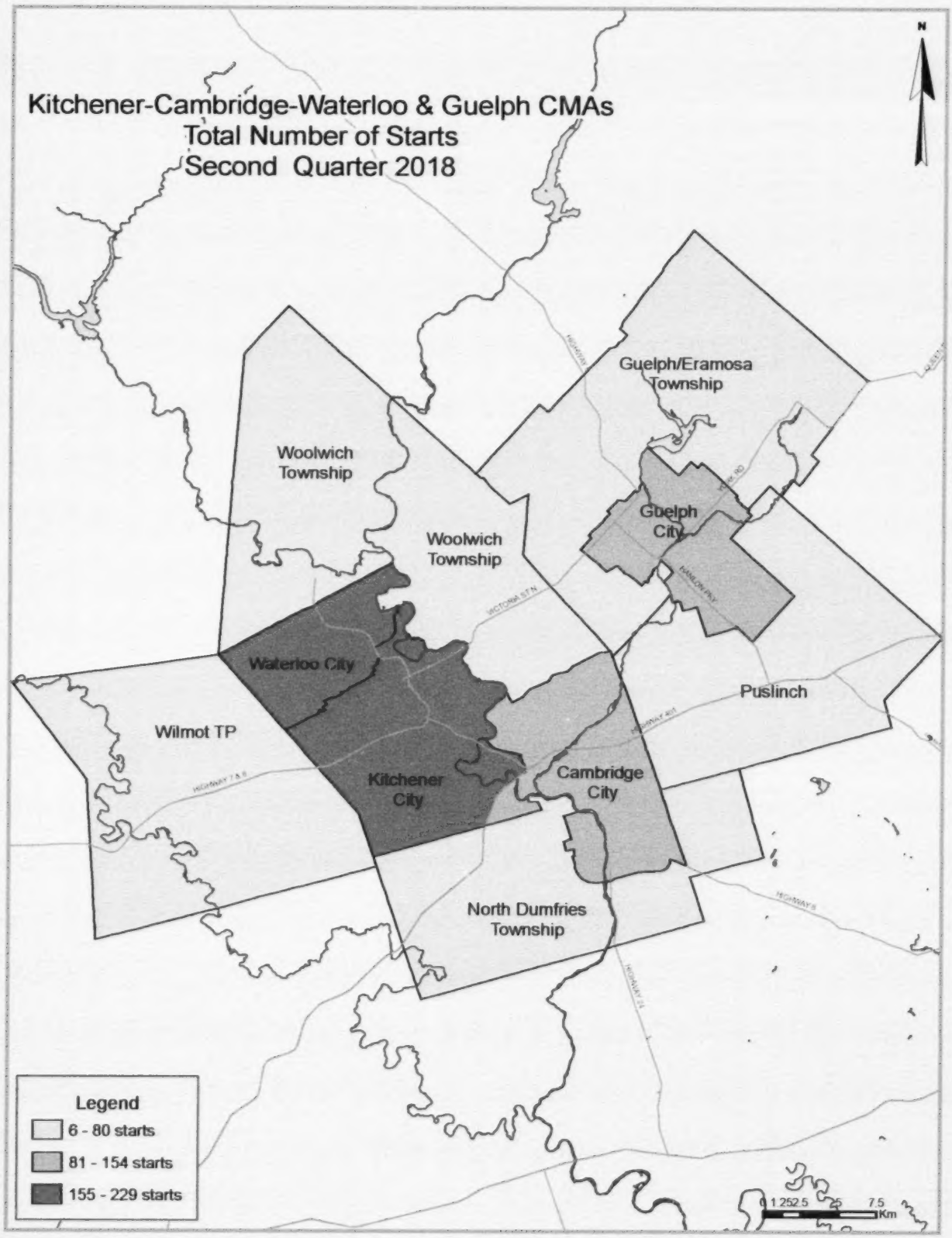
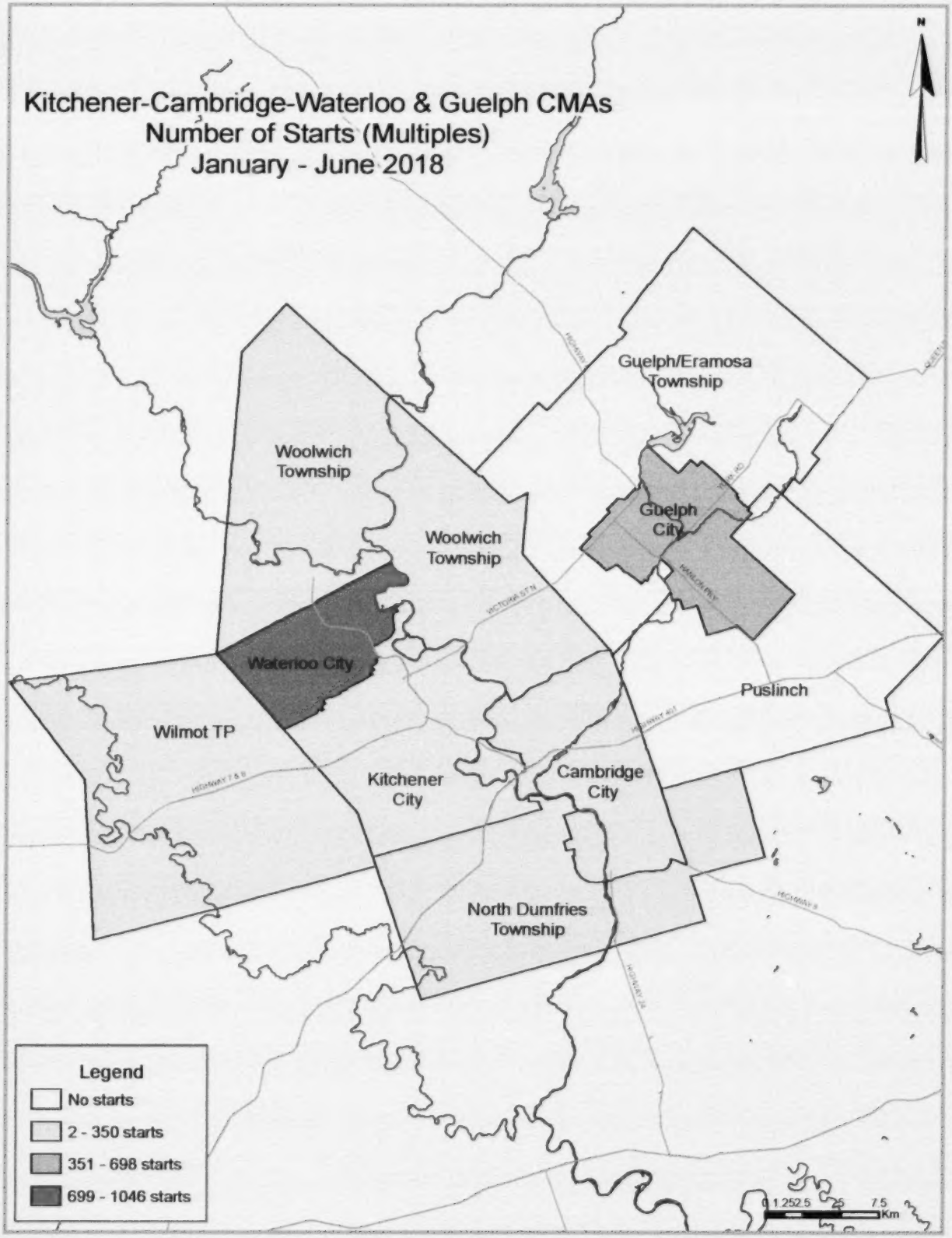
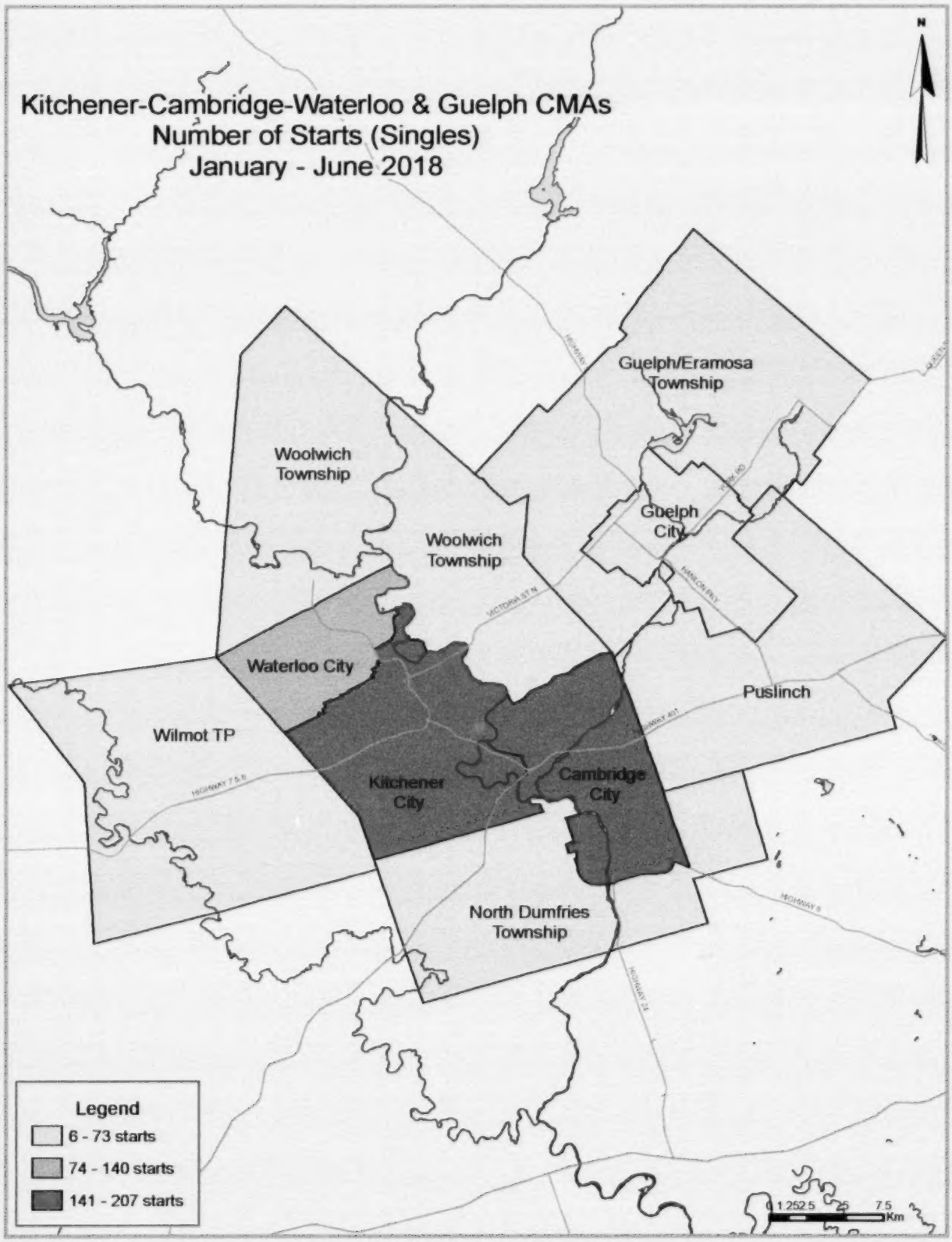
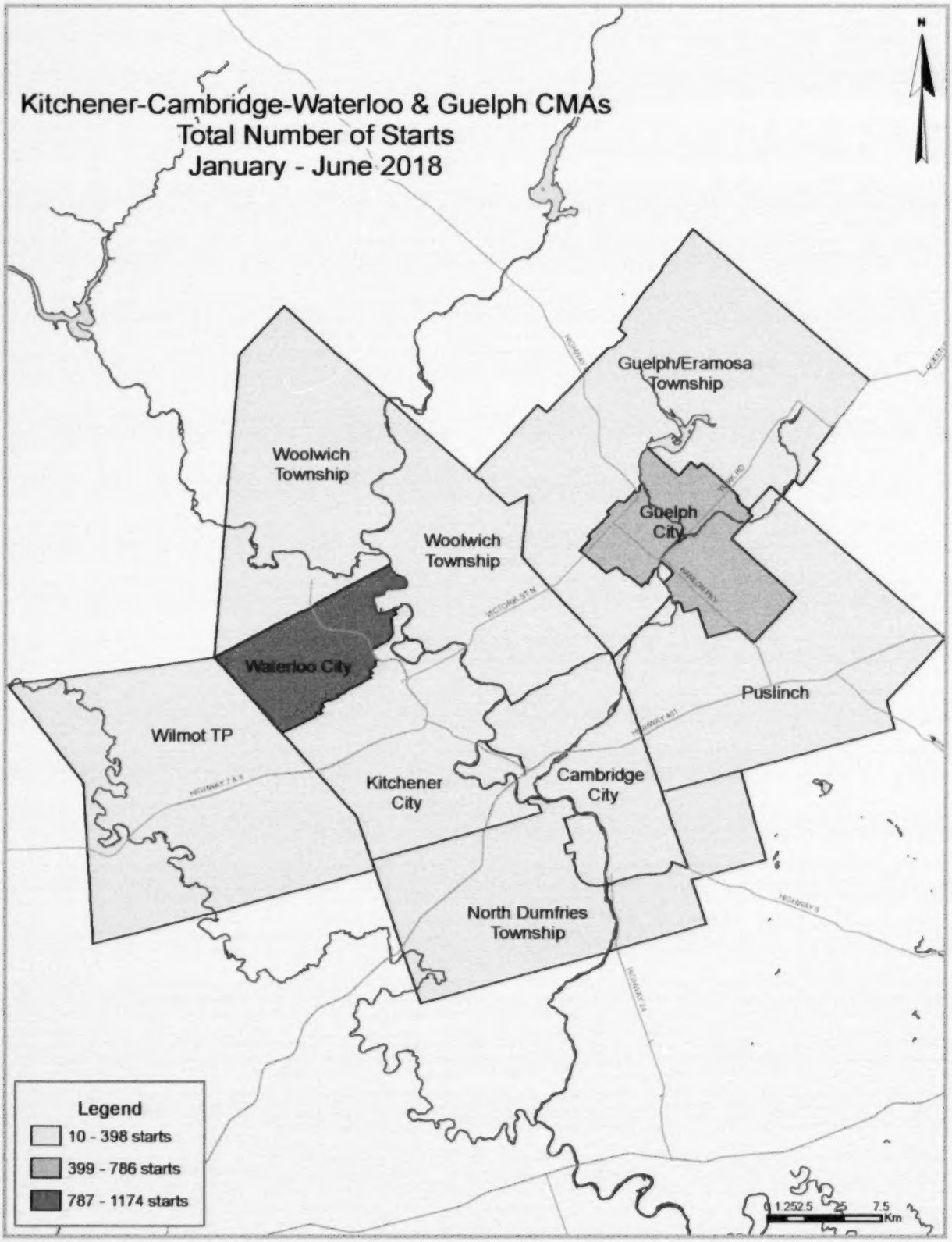

Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Multiples)
Second Quarter 2018
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
No starts
2 - 50 starts
51 - 99 starts
100 - 148 starts
0 1.25 2.5 5 7.5 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Singles)
Second Quarter 2018
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
4 - 29 starts
30 - 55 starts
56 - 81 starts
0 1.25 2.5 5 7.5 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Total Number of Starts
Second Quarter 2018
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
6 - 80 starts
81 - 154 starts
155 - 229 starts
0 1.25 2.5 5 7.5 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Multiples)
January - June 2018
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
No starts
2 - 350 starts
351 - 698 starts
699 - 1046 starts
0 1.25 2.5 5 7.5
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Singles)
January - June 2018
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
6 - 73 starts
74 - 140 starts
141 - 207 starts
0 1.25 2.5 5 7.5
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Total Number of Starts
January - June 2018
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
10 - 398 starts
399 - 786 starts
787 - 1174 starts
0 1.252.5 5 7.5 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2018								
Kitchener CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	1,392	1,095	633	1,021	871	1,298	1,285	1,313
Multiples	2,682	2,755	672	1,044	2,436	3,510	2,544	2,674
Total	4,074	3,850	1,305	2,065	3,307	4,808	3,829	3,987
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	1,898	744	313	233	-25.6%	627	581	-7.3%
Multiples	4,002	1,395	397	346	-12.8%	717	1,337	86.5%
Total	5,900	2,139	710	579	-18.5%	1,344	1,918	42.7%

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2018								
Guelph CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	249	243	79	155	188	199	180	125
Multiples	812	780	576	96	936	1,348	864	860
Total	1,061	1,023	655	251	1,124	1,547	1,044	985
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	126	147	80	46	-42.5%	124	67	-46.0%
Multiples	1,184	536	140	134	-4.3%	370	430	16.2%
Total	1,310	683	220	180	-18.2%	494	497	0.6%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Kitchener-Cambridge-Waterloo CMA Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	232	22	99	1	7	215	0	3	579
Q2 2017	313	10	53	0	119	92	0	123	710
% Change	-25.9	120.0	86.8	n/a	-94.1	133.7	n/a	-97.6	-18.5
Year-to-date 2018	579	34	153	2	29	761	0	360	1,918
Year-to-date 2017	627	16	87	0	165	160	0	289	1,344
% Change	-7.7	112.5	75.9	n/a	-82.4	**	n/a	24.6	42.7
UNDER CONSTRUCTION									
Q2 2018	485	42	208	2	191	1,571	2	1,139	3,640
Q2 2017	826	28	144	0	224	706	4	1,821	3,753
% Change	-41.3	50.0	44.4	n/a	-14.7	122.5	-50.0	-37.5	-3.0
COMPLETIONS									
Q2 2018	362	16	32	1	156	222	0	400	1,189
Q2 2017	411	20	52	0	115	186	0	106	890
% Change	-11.9	-20.0	-38.5	n/a	35.7	19.4	n/a	**	33.6
Year-to-date 2018	565	26	75	2	251	448	0	889	2,256
Year-to-date 2017	706	32	100	0	145	220	0	123	1,326
% Change	-20.0	-18.8	-25.0	n/a	73.1	103.6	n/a	**	70.1
COMPLETED & NOT ABSORBED									
Q2 2018	102	12	16	0	14	21	n/a	n/a	165
Q2 2017	73	6	10	0	9	61	n/a	n/a	159
% Change	39.7	100.0	60.0	n/a	55.6	-65.6	n/a	n/a	3.8
ABSORBED									
Q2 2018	387	14	26	2	165	229	n/a	n/a	823
Q2 2017	391	16	59	0	118	164	n/a	n/a	748
% Change	-1.0	-12.5	-55.9	n/a	39.8	39.6	n/a	n/a	10.0
Year-to-date 2018	583	20	68	2	256	469	n/a	n/a	1,398
Year-to-date 2017	687	28	103	0	146	244	n/a	n/a	1,208
% Change	-15.1	-28.6	-34.0	n/a	75.3	92.2	n/a	n/a	15.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Guelph CMA
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	46	6	60	0	32	36	0	0	180
Q2 2017	78	18	16	2	25	0	0	81	220
% Change	-41.0	-66.7	**	-100.0	28.0	n/a	n/a	-100.0	-18.2
Year-to-date 2018	66	12	82	1	32	96	8	200	497
Year-to-date 2017	122	34	34	2	33	95	0	174	494
% Change	-45.9	-64.7	141.2	-50.0	-3.0	1.1	n/a	14.9	0.6
UNDER CONSTRUCTION									
Q2 2018	76	20	88	2	16	280	8	287	777
Q2 2017	149	40	116	7	113	404	0	426	1,255
% Change	-49.0	-50.0	-24.1	-71.4	-85.8	-30.7	n/a	-32.6	-38.1
COMPLETIONS									
Q2 2018	46	10	72	1	37	0	0	126	292
Q2 2017	46	24	12	6	27	190	1	0	306
% Change	0.0	-58.3	**	-83.3	37.0	-100.0	-100.0	n/a	-4.6
Year-to-date 2018	91	20	107	4	46	235	0	207	710
Year-to-date 2017	102	24	51	8	59	208	2	181	635
% Change	-10.8	-16.7	109.8	-50.0	-22.0	13.0	-100.0	14.4	11.8
COMPLETED & NOT ABSORBED									
Q2 2018	25	12	47	1	21	4	n/a	n/a	110
Q2 2017	12	0	0	0	4	1	n/a	n/a	17
% Change	108.3	n/a	n/a	n/a	**	**	n/a	n/a	**
ABSORBED									
Q2 2018	54	16	44	1	32	0	n/a	n/a	147
Q2 2017	44	26	11	7	29	189	n/a	n/a	306
% Change	22.7	-38.5	**	-85.7	10.3	-100.0	n/a	n/a	-52.0
Year-to-date 2018	93	26	83	3	49	269	n/a	n/a	523
Year-to-date 2017	99	26	49	9	62	209	n/a	n/a	454
% Change	-6.1	0.0	69.4	-66.7	-21.0	28.7	n/a	n/a	15.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kitchener City									
Q2 2018	80	16	86	1	7	36	0	3	229
Q2 2017	158	4	34	0	18	72	0	82	368
Cambridge City									
Q2 2018	45	0	4	0	0	42	0	0	91
Q2 2017	19	0	15	0	81	20	0	34	169
North Dumfries Township									
Q2 2018	4	2	0	0	0	0	0	0	6
Q2 2017	15	0	4	0	16	0	0	0	35
Waterloo City									
Q2 2018	67	0	0	0	0	137	0	0	204
Q2 2017	51	6	0	0	0	0	0	0	57
Woolwich Township									
Q2 2018	8	2	9	0	0	0	0	0	19
Q2 2017	34	0	0	0	0	0	0	7	41
Wilmot Township									
Q2 2018	28	2	0	0	0	0	0	0	30
Q2 2017	36	0	0	0	4	0	0	0	40
Kitchener-Cambridge-Waterloo CMA									
Q2 2018	232	22	99	1	7	215	0	3	579
Q2 2017	313	10	53	0	119	92	0	123	710
Guelph City									
Q2 2018	16	6	60	0	32	36	0	0	150
Q2 2017	44	18	14	0	11	0	0	81	168
Guelph/Eramosa Township									
Q2 2018	12	0	0	0	0	0	0	0	12
Q2 2017	18	0	2	0	14	0	0	0	34
Puslinch Township									
Q2 2018	18	0	0	0	0	0	0	0	18
Q2 2017	16	0	0	2	0	0	0	0	18
Guelph CMA									
Q2 2018	46	6	60	0	32	36	0	0	180
Q2 2017	78	18	16	2	25	0	0	81	220

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kitchener City									
Q2 2018	198	18	171	2	53	404	2	523	1,371
Q2 2017	378	6	76	0	34	472	0	450	1,416
Cambridge City									
Q2 2018	100	0	18	0	102	42	0	140	402
Q2 2017	150	2	15	0	124	60	0	279	630
North Dumfries Township									
Q2 2018	5	8	4	0	0	0	0	0	17
Q2 2017	31	0	16	0	33	0	0	0	80
Waterloo City									
Q2 2018	122	8	0	0	36	1,125	0	476	1,767
Q2 2017	157	12	15	0	29	174	4	1,060	1,451
Woolwich Township									
Q2 2018	22	4	15	0	0	0	0	0	41
Q2 2017	56	6	22	0	0	0	0	32	116
Wilmot Township									
Q2 2018	38	4	0	0	0	0	0	0	42
Q2 2017	54	2	0	0	4	0	0	0	60
Kitchener-Cambridge-Waterloo CMA									
Q2 2018	485	42	208	2	191	1,571	2	1,139	3,640
Q2 2017	826	28	144	0	224	706	4	1,821	3,753
Guelph City									
Q2 2018	26	20	82	1	16	280	8	287	720
Q2 2017	68	40	95	0	78	404	0	426	1,111
Guelph/Eramosa Township									
Q2 2018	17	0	6	0	0	0	0	0	23
Q2 2017	38	0	21	0	35	0	0	0	94
Puslinch Township									
Q2 2018	33	0	0	1	0	0	0	0	34
Q2 2017	43	0	0	7	0	0	0	0	50
Guelph CMA									
Q2 2018	76	20	88	2	16	280	8	287	777
Q2 2017	149	40	116	7	113	404	0	426	1,255

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kitchener City									
Q2 2018	103	0	7	0	58	222	0	94	484
Q2 2017	174	4	48	0	95	118	0	0	439
Cambridge City									
Q2 2018	127	4	10	0	89	0	0	54	284
Q2 2017	76	0	0	0	0	0	0	36	112
North Dumfries Township									
Q2 2018	15	6	9	0	0	0	0	0	30
Q2 2017	10	0	0	0	8	0	0	0	18
Waterloo City									
Q2 2018	81	2	0	0	5	0	0	252	340
Q2 2017	99	14	4	0	12	68	0	70	267
Woolwich Township									
Q2 2018	12	4	6	0	0	0	0	0	22
Q2 2017	32	2	0	0	0	0	0	0	34
Wilmot Township									
Q2 2018	24	0	0	1	4	0	0	0	29
Q2 2017	20	0	0	0	0	0	0	0	20
Kitchener-Cambridge-Waterloo CMA									
Q2 2018	362	16	32	1	156	222	0	400	1,189
Q2 2017	411	20	52	0	115	186	0	106	890
Guelph City									
Q2 2018	16	10	72	0	26	0	0	126	250
Q2 2017	30	24	12	2	19	190	1	0	278
Guelph/Eramosa Township									
Q2 2018	19	0	0	0	11	0	0	0	30
Q2 2017	13	0	0	0	8	0	0	0	21
Puslinch Township									
Q2 2018	11	0	0	1	0	0	0	0	12
Q2 2017	3	0	0	4	0	0	0	0	7
Guelph CMA									
Q2 2018	46	10	72	1	37	0	0	126	292
Q2 2017	46	24	12	6	27	190	1	0	306

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Kitchener City									
Q2 2018	24	0	0	0	5	11	n/a	n/a	40
Q2 2017	24	4	9	0	6	20	n/a	n/a	63
Cambridge City									
Q2 2018	26	2	0	0	0	0	n/a	n/a	28
Q2 2017	9	0	0	0	3	4	n/a	n/a	16
North Dumfries Township									
Q2 2018	6	6	5	0	0	0	n/a	n/a	17
Q2 2017	3	0	0	0	0	0	n/a	n/a	3
Waterloo City									
Q2 2018	21	0	0	0	5	10	n/a	n/a	36
Q2 2017	28	2	0	0	0	37	n/a	n/a	67
Woolwich Township									
Q2 2018	17	4	11	0	0	0	n/a	n/a	32
Q2 2017	8	0	1	0	0	0	n/a	n/a	9
Wilmot Township									
Q2 2018	8	0	0	0	4	0	n/a	n/a	12
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Kitchener-Cambridge-Waterloo CMA									
Q2 2018	102	12	16	0	14	21	n/a	n/a	165
Q2 2017	73	6	10	0	9	61	n/a	n/a	159
Guelph City									
Q2 2018	12	12	47	0	13	4	n/a	n/a	88
Q2 2017	8	0	0	0	4	1	n/a	n/a	13
Guelph/Eramosa Township									
Q2 2018	12	0	0	0	8	0	n/a	n/a	20
Q2 2017	3	0	0	0	0	0	n/a	n/a	3
Puslinch Township									
Q2 2018	1	0	0	1	0	0	n/a	n/a	2
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Guelph CMA									
Q2 2018	25	12	47	1	21	4	n/a	n/a	110
Q2 2017	12	0	0	0	4	1	n/a	n/a	17

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Kitchener City									
Q2 2018	102	0	7	0	52	229	n/a	n/a	390
Q2 2017	173	2	55	0	98	118	n/a	n/a	446
Cambridge City									
Q2 2018	136	2	10	0	94	0	n/a	n/a	242
Q2 2017	75	0	0	0	0	2	n/a	n/a	77
North Dumfries Township									
Q2 2018	13	0	4	0	0	0	n/a	n/a	17
Q2 2017	9	0	0	0	8	0	n/a	n/a	17
Waterloo City									
Q2 2018	98	8	0	0	19	0	n/a	n/a	125
Q2 2017	85	12	4	0	12	44	n/a	n/a	157
Woolwich Township									
Q2 2018	12	4	5	0	0	0	n/a	n/a	21
Q2 2017	29	2	0	0	0	0	n/a	n/a	31
Wilmot Township									
Q2 2018	26	0	0	2	0	0	n/a	n/a	28
Q2 2017	20	0	0	0	0	0	n/a	n/a	20
Kitchener-Cambridge-Waterloo CMA									
Q2 2018	387	14	26	2	165	229	n/a	n/a	823
Q2 2017	391	16	59	0	118	164	n/a	n/a	748
Guelph City									
Q2 2018	23	16	44	0	26	0	n/a	n/a	109
Q2 2017	29	26	11	2	21	189	n/a	n/a	278
Guelph/Eramosa Township									
Q2 2018	18	0	0	0	6	0	n/a	n/a	24
Q2 2017	13	0	0	0	8	0	n/a	n/a	21
Puslinch Township									
Q2 2018	13	0	0	1	0	0	n/a	n/a	14
Q2 2017	2	0	0	5	0	0	n/a	n/a	7
Guelph CMA									
Q2 2018	54	16	44	1	32	0	n/a	n/a	147
Q2 2017	44	26	11	7	29	189	n/a	n/a	306

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts Kitchener-Cambridge-Waterloo CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	1,093	70	243	2	486	986	0	970	3,850
% Change	-21.5	6.1	12.0	n/a	100.8	55.8	n/a	-36.4	-5.5
2016	1,392	66	217	0	242	633	0	1,524	4,074
% Change	39.9	83.3	-55.1	n/a	70.4	5.5	-100.0	61.3	26.8
2015	995	36	483	0	142	600	11	945	3,212
% Change	14.9	-10.0	39.2	-100.0	7.6	-69.4	-54.2	-12.4	-27.8
2014	866	40	347	2	132	1,960	24	1,079	4,450
% Change	25.7	42.9	99.4	100.0	-15.9	**	50.0	66.5	141.8
2013	689	28	174	1	157	127	16	648	1,840
% Change	-20.9	-30.0	-34.3	n/a	-1.9	-82.3	33.3	-22.5	-36.6
2012	871	40	265	0	160	716	12	836	2,900
% Change	-26.2	5.3	86.6	-100.0	11.1	55.3	n/a	-15.0	-1.8
2011	1,180	38	142	6	144	461	0	983	2,954
% Change	-5.8	-59.6	-48.7	200.0	-30.1	45.0	-100.0	51.7	4.9
2010	1,253	94	277	2	206	318	15	648	2,815
% Change	7.9	51.6	-8.0	n/a	-23.4	38.3	114.3	141.8	22.5
2009	1,161	62	301	0	269	230	7	268	2,298
% Change	-19.7	-24.4	-15.0	-100.0	27.5	**	75.0	-45.2	-12.8
2008	1,445	82	354	1	211	48	4	489	2,634

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts
Guelph CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	239	68	99	4	39	279	0	295	1,023
% Change	5.8	88.9	-33.1	-78.9	-64.9	-5.4	-100.0	32.9	-3.6
2016	226	36	148	19	111	295	4	222	1,061
% Change	-33.1	50.0	-30.8	**	-24.0	32.9	n/a	15.6	-7.0
2015	338	24	214	5	146	222	0	192	1,141
% Change	68.2	-55.6	72.6	66.7	**	-49.1	n/a	-8.1	7.2
2014	201	54	124	3	37	436	0	209	1,064
% Change	8.1	-34.1	**	-57.1	-78.2	7.1	-100.0	**	19.6
2013	186	82	9	7	170	407	5	24	890
% Change	-30.1	86.4	-87.7	-22.2	24.1	107.7	n/a	**	21.8
2012	266	44	73	9	137	196	0	6	731
% Change	4.7	-12.0	49.0	80.0	-2.8	13.3	-100.0	-92.9	-4.3
2011	254	50	49	5	141	173	8	84	764
% Change	-36.7	47.1	-59.8	0.0	-47.6	-8.0	n/a	**	-25.2
2010	401	34	122	5	269	188	0	2	1,021
% Change	34.6	-54.1	22.0	**	**	168.6	n/a	n/a	80.1
2009	298	74	100	1	24	70	0	0	567
% Change	-29.2	68.2	-21.3	-75.0	-27.3	-79.5	n/a	-100.0	-47.8
2008	421	44	127	4	33	341	0	117	1,087

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Kitchener-Cambridge-Waterloo	233	313	22	10	76	172	248	215	579	710	-18.5
Kitchener City	81	158	16	4	63	52	69	154	229	368	-37.8
Cambridge City	45	19	0	0	4	96	42	54	91	169	-46.2
North Dumfries Township	4	15	2	0	0	20	0	0	6	35	-82.9
Waterloo City	67	51	0	6	0	0	137	0	204	57	**
Woolwich Township	8	34	2	0	9	0	0	7	19	41	-53.7
Wilmot Township	28	36	2	0	0	4	0	0	30	40	-25.0
Guelph CMA	46	80	6	18	92	39	36	83	180	220	-18.2
Guelph City	16	44	6	18	92	25	36	81	150	168	-10.7
Guelph/Eramosa Township	12	18	0	0	0	14	0	2	12	34	-64.7
Puslinch Township	18	18	0	0	0	0	0	0	18	18	0.0

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Kitchener-Cambridge-Waterloo	581	627	34	16	136	252	1,167	449	1,918	1,344	42.7
Kitchener City	179	301	16	6	93	80	85	388	373	775	-51.9
Cambridge City	207	46	4	0	34	124	42	54	287	224	28.1
North Dumfries Township	6	25	4	0	0	30	0	0	10	55	-81.8
Waterloo City	128	132	6	10	0	14	1040	0	1174	156	**
Woolwich Township	10	57	2	0	9	0	0	7	21	64	-67.2
Wilmot Township	51	66	2	0	0	4	0	0	53	70	-24.3
Guelph CMA	67	124	12	34	122	65	296	271	497	494	0.6
Guelph City	25	69	12	34	122	43	296	269	455	415	9.6
Guelph/Eramosa Township	17	25	0	0	0	22	0	2	17	49	-65.3
Puslinch Township	25	30	0	0	0	0	0	0	25	30	-16.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Kitchener-Cambridge-Waterloo	76	172	0	0	245	92	3	123
Kitchener City	63	56	0	0	66	72	3	82
Cambridge City	4	96	0	0	42	20	0	34
North Dumfries Township	0	20	0	0	0	0	0	0
Waterloo City	0	0	0	0	137	0	0	0
Woolwich Township	9	0	0	0	0	0	0	7
Wilmot Township	0	4	0	0	0	0	0	0
Guelph CMA	92	39	0	0	36	2	0	81
Guelph City	92	25	0	0	36	0	0	81
Guelph/Eramosa Township	0	14	0	0	0	2	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Kitchener-Cambridge-Waterloo	136	252	0	0	807	160	360	289
Kitchener City	93	80	0	0	82	140	3	248
Cambridge City	34	124	0	0	42	20	0	34
North Dumfries Township	0	30	0	0	0	0	0	0
Waterloo City	0	14	0	0	683	0	357	0
Woolwich Township	9	0	0	0	0	0	0	7
Wilmot Township	0	4	0	0	0	0	0	0
Guelph CMA	114	65	8	0	96	97	200	174
Guelph City	114	43	8	0	96	95	200	174
Guelph/Eramosa Township	0	22	0	0	0	2	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Kitchener-Cambridge-Waterloo	353	376	223	211	3	123	579	710
Kitchener City	182	196	44	90	3	82	229	368
Cambridge City	49	34	42	101	0	34	91	169
North Dumfries Township	6	19	0	16	0	0	6	35
Waterloo City	67	57	137	0	0	0	204	57
Woolwich Township	19	34	0	0	0	7	19	41
Wilmot Township	30	36	0	4	0	0	30	40
Guelph CMA	112	112	68	27	0	81	180	220
Guelph City	82	76	68	11	0	81	150	168
Guelph/Eramosa Township	12	20	0	14	0	0	12	34
Puslinch Township	18	16	0	2	0	0	18	18

Table 2.5: Starts by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Kitchener-Cambridge-Waterloo	766	730	792	325	360	289	1,918	1,344
Kitchener City	325	369	45	158	3	248	373	775
Cambridge City	223	61	64	129	0	34	287	224
North Dumfries Township	10	35	0	20	0	0	10	55
Waterloo City	134	142	683	14	357	0	1,174	156
Woolwich Township	21	57	0	0	0	7	21	64
Wilmot Township	53	66	0	4	0	0	53	70
Guelph CMA	160	190	129	130	208	174	497	494
Guelph City	119	135	128	106	208	174	455	415
Guelph/Eramosa Township	17	27	0	22	0	0	17	49
Puslinch Township	24	28	1	2	0	0	25	30

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Kitchener-Cambridge-Waterloo	363	411	16	20	188	167	622	292	1,189	890	33.6
Kitchener City	103	174	0	4	65	143	316	118	484	439	10.3
Cambridge City	127	76	4	0	99	0	54	36	284	112	153.6
North Dumfries Township	15	10	6	0	9	8	0	0	30	18	66.7
Waterloo City	81	99	2	14	5	16	252	138	340	267	27.3
Woolwich Township	12	32	4	2	6	0	0	0	22	34	-35.3
Wilmot Township	25	20	0	0	4	0	0	0	29	20	45.0
Guelph CMA	47	53	10	24	109	39	126	190	292	306	-4.6
Guelph City	16	33	10	24	98	31	126	190	250	278	-10.1
Guelph/Eramosa Township	19	13	0	0	11	8	0	0	30	21	42.9
Puslinch Township	12	7	0	0	0	0	0	0	12	7	71.4

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Kitchener-Cambridge-Waterloo	567	706	26	32	326	239	1,337	349	2,256	1,326	70.1
Kitchener City	165	320	2	16	128	196	552	173	847	705	20.1
Cambridge City	150	120	4	0	159	11	147	36	460	167	175.4
North Dumfries Township	19	19	6	0	19	12	0	0	44	31	41.9
Waterloo City	160	138	6	14	5	20	638	138	809	310	161.0
Woolwich Township	25	60	8	2	11	0	0	0	44	62	-29.0
Wilmot Township	48	49	0	0	4	0	0	2	52	51	2.0
Guelph CMA	95	112	22	24	151	110	442	389	710	635	11.8
Guelph City	38	71	22	24	118	102	442	389	620	586	5.8
Guelph/Eramosa Township	30	24	0	0	33	8	0	0	63	32	96.9
Puslinch Township	27	17	0	0	0	0	0	0	27	17	58.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Kitchener-Cambridge-Waterloo	188	167	0	0	222	186	400	106
Kitchener City	65	143	0	0	222	118	94	0
Cambridge City	99	0	0	0	0	0	54	36
North Dumfries Township	9	8	0	0	0	0	0	0
Waterloo City	5	16	0	0	0	68	252	70
Woolwich Township	6	0	0	0	0	0	0	0
Wilmot Township	4	0	0	0	0	0	0	0
Guelph CMA	109	39	0	0	0	190	126	0
Guelph City	98	31	0	0	0	190	126	0
Guelph/Eramosa Township	11	8	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Kitchener-Cambridge-Waterloo	326	239	0	0	448	226	889	123
Kitchener City	128	196	0	0	274	158	278	15
Cambridge City	159	11	0	0	0	0	147	36
North Dumfries Township	19	12	0	0	0	0	0	0
Waterloo City	5	20	0	0	174	68	464	70
Woolwich Township	11	0	0	0	0	0	0	0
Wilmot Township	4	0	0	0	0	0	0	2
Guelph CMA	151	110	0	0	235	208	207	181
Guelph City	118	102	0	0	235	208	207	181
Guelph/Eramosa Township	33	8	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Kitchener-Cambridge-Waterloo	410	483	379	301	400	106	1,189	890
Kitchener City	110	226	280	213	94	0	484	439
Cambridge City	141	76	89	0	54	36	284	112
North Dumfries Township	30	10	0	8	0	0	30	18
Waterloo City	83	117	5	80	252	70	340	267
Woolwich Township	22	34	0	0	0	0	22	34
Wilmot Township	24	20	5	0	0	0	29	20
Guelph CMA	128	82	38	223	126	1	292	306
Guelph City	98	66	26	211	126	1	250	278
Guelph/Eramosa Township	19	13	11	8	0	0	30	21
Puslinch Township	11	3	1	4	0	0	12	7

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Kitchener-Cambridge-Waterloo	666	838	701	365	889	123	2,256	1,326
Kitchener City	197	428	372	262	278	15	847	705
Cambridge City	179	120	134	11	147	36	460	167
North Dumfries Township	34	23	10	8	0	0	44	31
Waterloo City	166	156	179	84	464	70	809	310
Woolwich Township	44	62	0	0	0	0	44	62
Wilmot Township	46	49	6	0	0	2	52	51
Guelph CMA	218	177	285	275	207	183	710	635
Guelph City	150	142	263	261	207	183	620	586
Guelph/Eramosa Township	45	24	18	8	0	0	63	32
Puslinch Township	23	11	4	6	0	0	27	17

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Kitchener City													
Q2 2018	1	1.0	12	11.8	4	3.9	21	20.6	64	62.7	102	525,000	603,419
Q2 2017	16	9.2	41	23.7	38	22.0	27	15.6	51	29.5	173	430,000	457,237
Year-to-date 2018	1	0.6	18	11.3	11	6.9	24	15.1	105	66.0	159	600,000	624,210
Year-to-date 2017	39	12.2	78	24.5	65	20.4	50	15.7	87	27.3	319	415,000	450,477
Cambridge City													
Q2 2018	0	0.0	18	13.3	12	8.9	35	25.9	70	51.9	135	500,000	550,891
Q2 2017	0	0.0	0	0.0	0	0.0	10	13.7	63	86.3	73	575,000	565,852
Year-to-date 2018	0	0.0	18	11.5	12	7.7	35	22.4	91	58.3	156	500,000	559,595
Year-to-date 2017	0	0.0	1	0.9	2	1.7	19	16.5	93	80.9	115	570,000	561,988
North Dumfries Township													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Q2 2017	0	0.0	1	14.3	0	0.0	0	0.0	6	85.7	7	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	-	733,950
Year-to-date 2017	0	0.0	1	8.3	0	0.0	1	8.3	10	83.3	12	-	-
Waterloo City													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	97	100.0	97	700,000	773,228
Q2 2017	0	0.0	3	3.5	17	20.0	18	21.2	47	55.3	85	500,000	573,742
Year-to-date 2018	0	0.0	0	0.0	1	0.6	7	4.1	163	95.3	171	680,000	751,999
Year-to-date 2017	1	0.8	4	3.1	24	18.9	23	18.1	75	59.1	127	517,500	581,610
Woolwich Township													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Q2 2017	4	17.4	4	17.4	4	17.4	3	13.0	8	34.8	23	-	466,005
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	851,581
Year-to-date 2017	5	10.9	6	13.0	12	26.1	6	13.0	17	37.0	46	-	469,139
Wilmot Township													
Q2 2018	0	0.0	0	0.0	0	0.0	1	3.8	25	96.2	26	-	661,271
Q2 2017	0	0.0	0	0.0	0	0.0	1	5.6	17	94.4	18	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	4.7	41	95.3	43	612,500	649,365
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	2.5	39	97.5	40	565,000	569,409
Kitchener-Cambridge-Waterloo CMA													
Q2 2018	1	0.3	30	7.9	16	4.2	57	15.0	275	72.6	379	615,000	639,273
Q2 2017	20	5.3	49	12.9	59	15.6	59	15.6	192	50.7	379	500,000	511,001
Year-to-date 2018	1	0.2	36	6.4	24	4.2	68	12.0	436	77.2	565	625,000	656,329
Year-to-date 2017	45	6.8	90	13.7	103	15.6	100	15.2	321	48.7	659	500,000	505,239

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Guelph City													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	-	883,005
Q2 2017	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	-	633,303
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	-	859,927
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	4.8	59	95.2	62	-	633,303
Guelph/Eramosa Township													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	-	855,103
Q2 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	-	889,518
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	-
Puslinch Township													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Q2 2017	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
Year-to-date 2018	0	0.0	1	5.0	0	0.0	0	0.0	19	95.0	20	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Guelph CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	50	100.0	50	895,000	962,978
Q2 2017	0	0.0	0	0.0	0	0.0	0	0.0	48	100.0	48	612,500	733,248
Year-to-date 2018	0	0.0	1	1.2	0	0.0	0	0.0	83	98.8	84	850,000	972,923
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	3.4	85	96.6	88	600,000	682,057

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
Kitchener-Cambridge-Waterloo	639,273	511,001	25.1	656,329	505,239	29.9
Kitchener City	603,419	457,237	32.0	624,210	450,477	38.6
Cambridge City	550,891	565,852	-2.6	559,595	561,988	-0.4
North Dumfries Township	-	-	n/a	733,950	-	n/a
Waterloo City	773,228	573,742	34.8	751,999	581,610	29.3
Woolwich Township	-	466,005	n/a	851,581	469,139	81.5
Wilmot Township	661,271	-	n/a	649,365	569,409	14.0
Guelph CMA	962,978	733,248	31.3	972,923	682,057	42.6
Guelph City	883,005	633,303	39.4	859,927	633,303	35.8
Guelph/Eramosa Township	855,103	-	n/a	889,518	-	n/a
Puslinch Township	-	-	n/a	-	-	n/a

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Kitchener

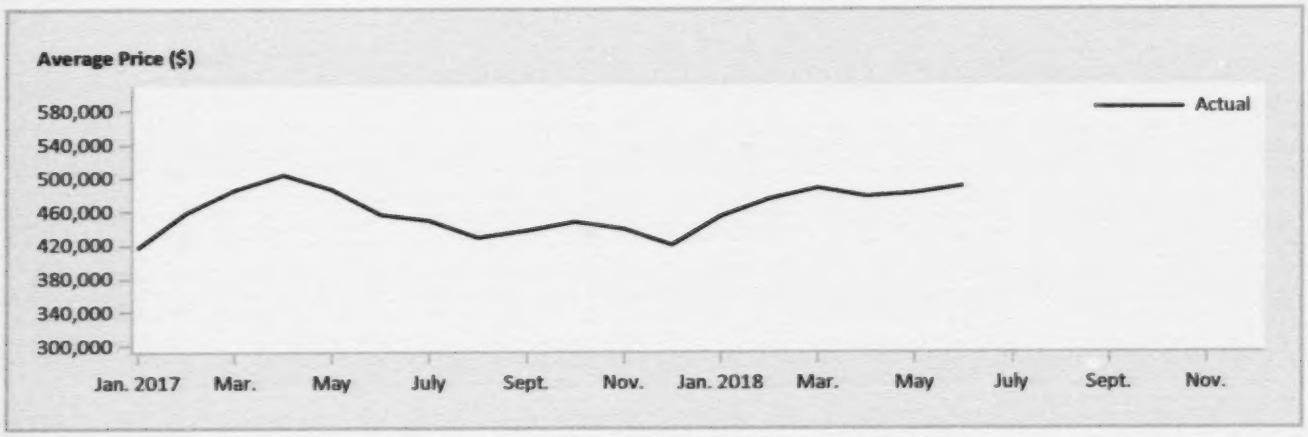


Figure 5.2a: MLS® Residential Sales for Kitchener

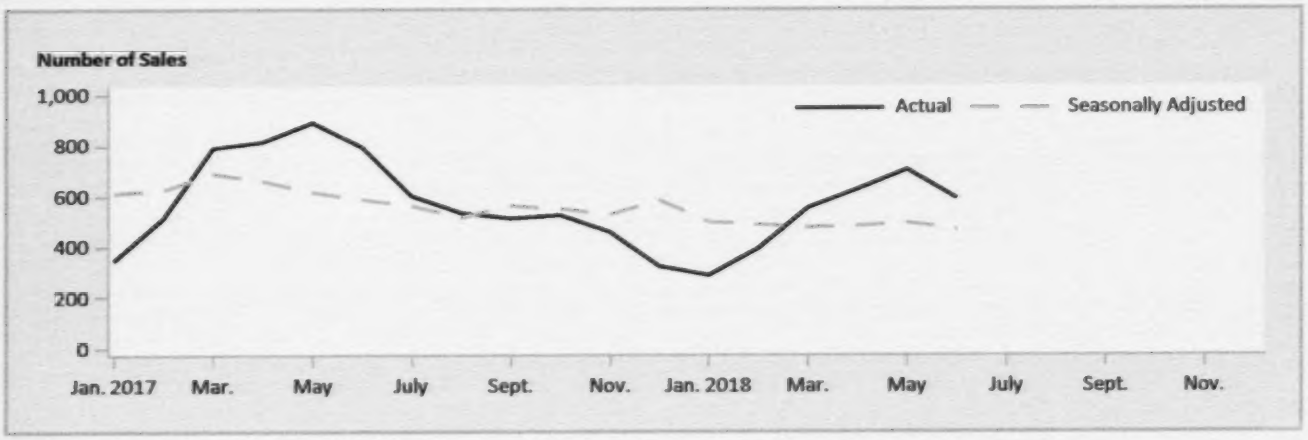
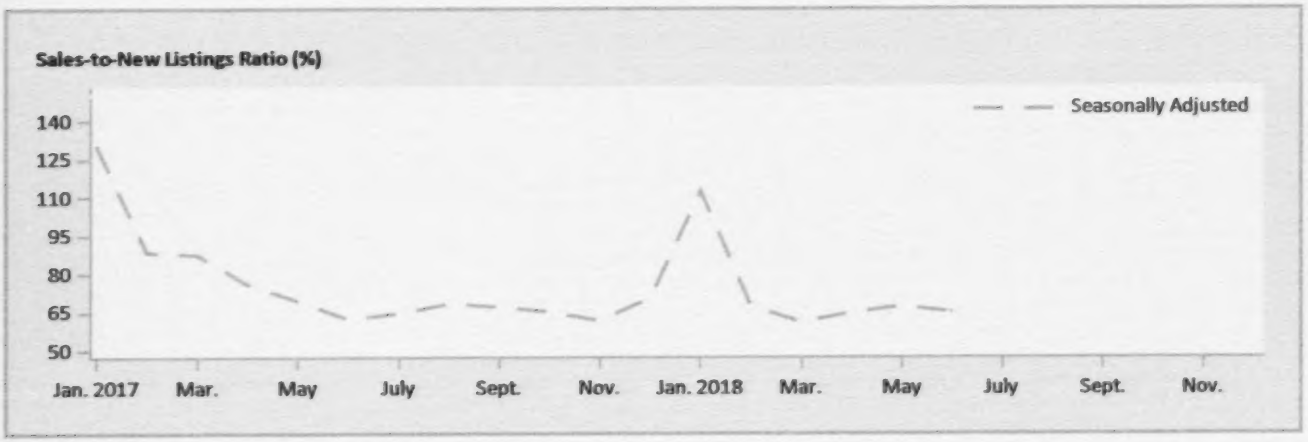


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Kitchener



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Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Figure 5.1b: MLS® Residential Average Price for Guelph

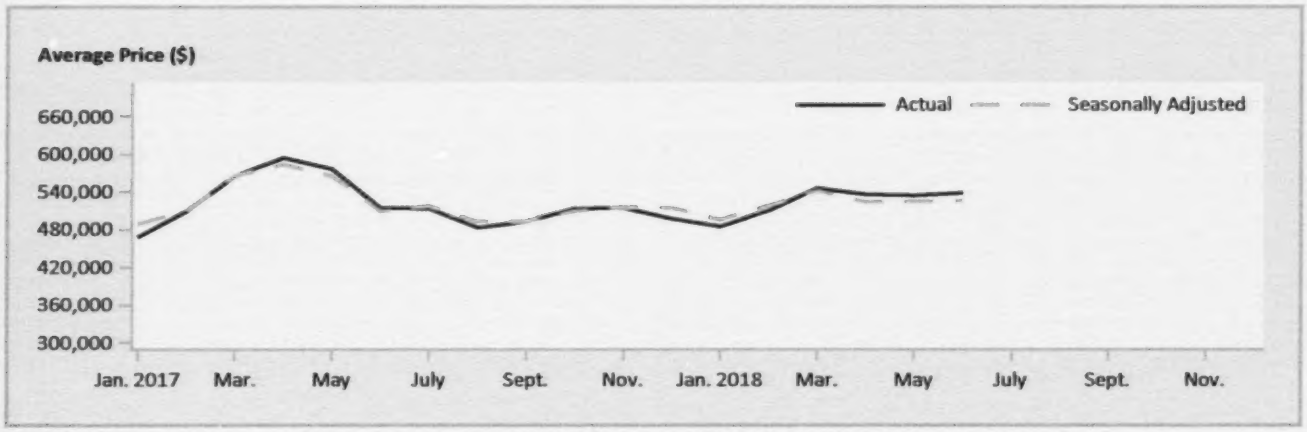


Figure 5.2b: MLS® Residential Sales for Guelph

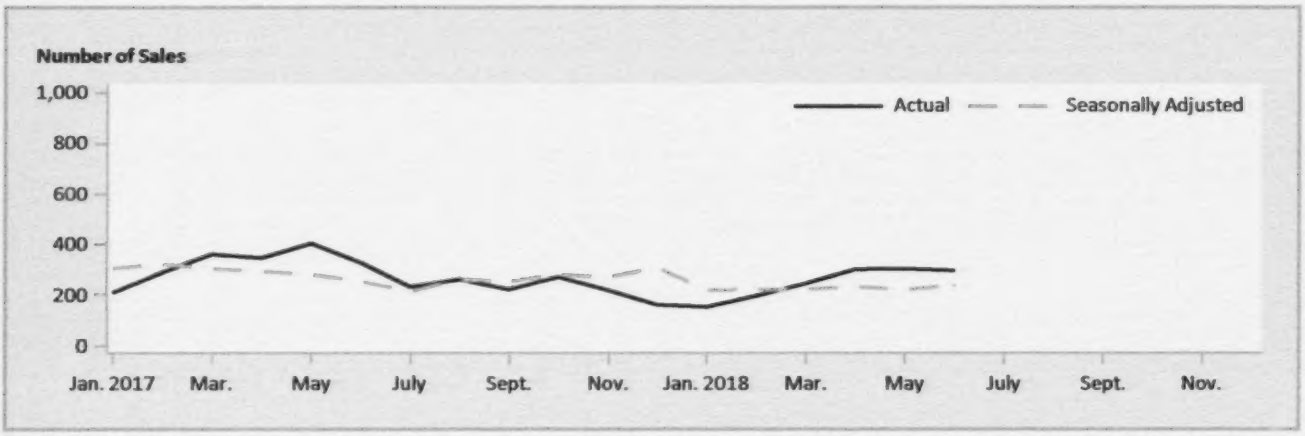
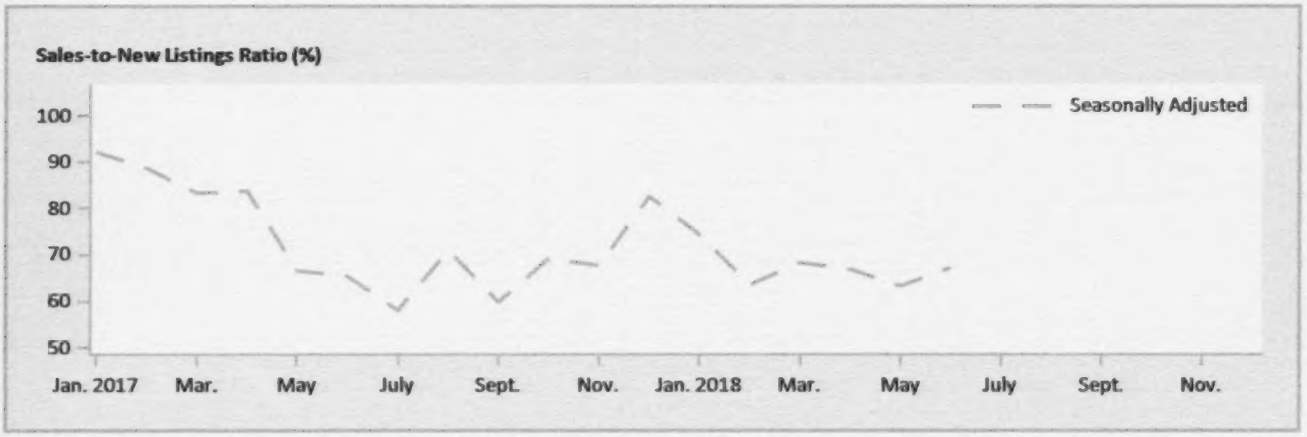


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Guelph



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Source: CREA / Haver Analytics

Figure 5.1c: MLS® Residential Average Price for Cambridge

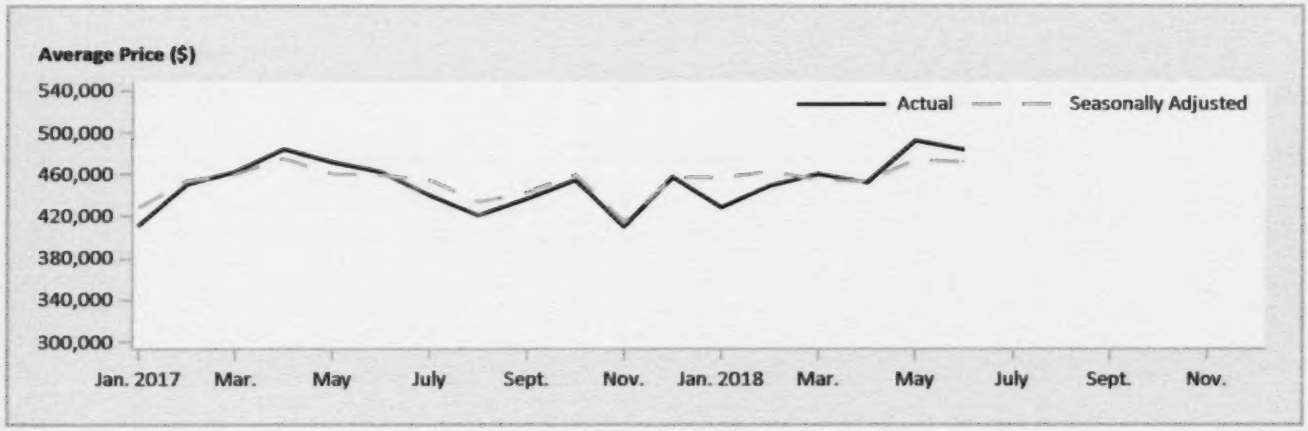


Figure 5.2c: MLS® Residential Sales for Cambridge

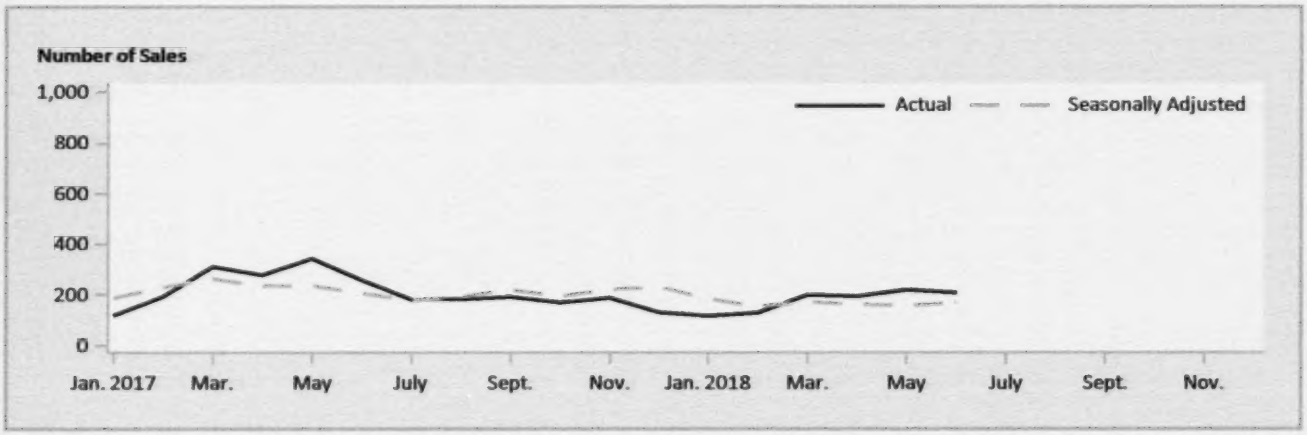
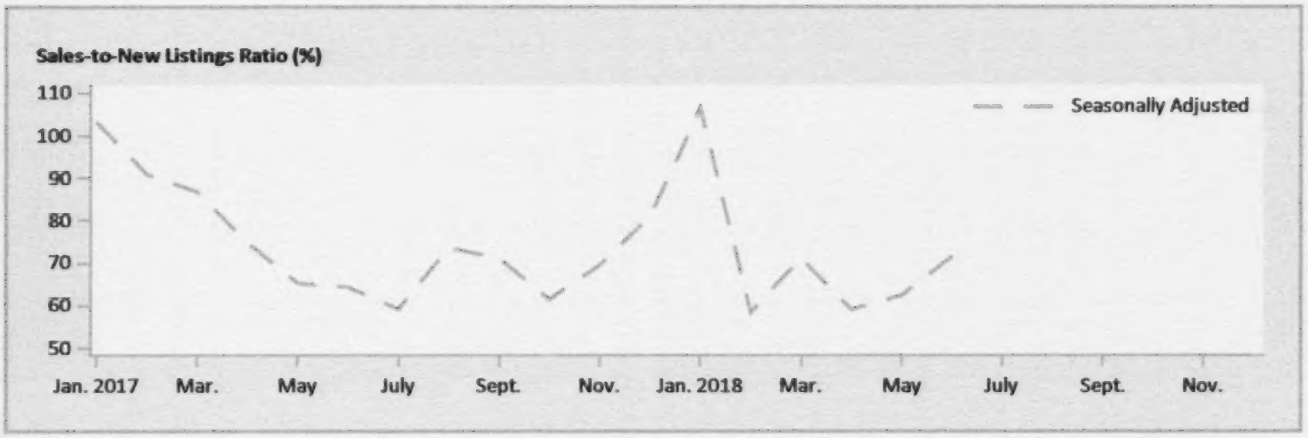


Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for Cambridge



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators
Second Quarter 2018

		Interest Rates			NHPI, Total, Kitchener-Cambridge-Waterloo CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Kitchener Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	101.0	130.8	278.2	5.7	68.8	1,019
	February	561	3.14	4.64	101.5	131.2	280.3	5.7	69.3	1,011
	March	561	3.14	4.64	101.7	131.4	282.0	5.7	69.6	1,002
	April	561	3.14	4.64	103.2	132.0	285.7	5.2	70.1	984
	May	561	3.14	4.64	103.6	131.9	288.5	5.3	70.8	980
	June	561	3.14	4.64	103.7	132.1	291.8	5.1	71.4	971
	July	573	3.14	4.84	103.7	131.9	294.1	4.9	71.7	965
	August	573	3.14	4.84	103.7	131.8	294.5	4.6	71.4	963
	September	575	3.09	4.89	103.7	132.3	291.3	4.8	70.7	965
	October	581	3.24	4.99	103.6	132.3	285.9	5.4	69.7	964
	November	581	3.24	4.99	103.6	132.7	284.6	5.4	69.3	969
	December	581	3.24	4.99	103.6	132.0	283.0	5.4	68.8	976
2018	January	590	3.34	5.14	103.6	133.2	281.5	5.1	68.1	993
	February	590	3.34	5.14	103.6	134.0	278.8	5.3	67.5	993
	March	590	3.34	5.14	103.6	134.6	277.8	5.1	67.1	987
	April	590	3.34	5.14	103.6	134.8	279.5	5.4	67.6	990
	May	601	3.49	5.34	103.8	134.9	281.7	5.7	68.2	1,005
	June	601	3.49	5.34		135.3	285.9	6.0	69.3	1,020
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
Second Quarter 2018

		Interest Rates			NHPI, Total, Ontario 2016.12 =100	CPI, 2002 =100 (Ontario)	Guelph Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.3	130.8	90.0	5.4	72.4	950
	February	561	3.14	4.64	101.1	131.2	89.3	5.7	72.0	932
	March	561	3.14	4.64	101.4	131.4	89.2	5.5	71.7	925
	April	561	3.14	4.64	103.0	132.0	89.9	4.6	71.5	938
	May	561	3.14	4.64	103.8	131.9	90.3	4.0	71.3	967
	June	561	3.14	4.64	103.9	132.1	91.6	4.0	72.2	977
	July	573	3.14	4.84	104.1	131.9	92.3	4.7	73.1	958
	August	573	3.14	4.84	104.2	131.8	92.4	5.0	73.2	940
	September	575	3.09	4.89	104.3	132.3	91.6	5.9	73.2	932
	October	581	3.24	4.99	104.4	132.3	91.7	5.9	73.2	929
	November	581	3.24	4.99	104.5	132.7	91.3	6.6	73.3	938
	December	581	3.24	4.99	104.5	132.0	91.3	6.2	72.8	957
2018	January	590	3.34	5.14	104.6	133.2	89.8	5.7	71.2	972
	February	590	3.34	5.14	104.3	134.0	88.7	5.3	69.9	974
	March	590	3.34	5.14	104.3	134.6	87.8	4.9	68.7	959
	April	590	3.34	5.14	104.1	134.8	87.7	4.8	68.4	957
	May	601	3.49	5.34	104.1	134.9	87.7	4.1	67.9	952
	June	601	3.49	5.34		135.3	87.1	4.5	67.5	961
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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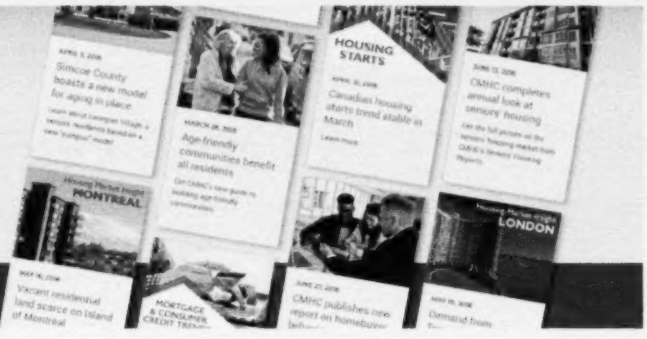
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